

VILLAGES OF SUMTER UNIT NO. 163

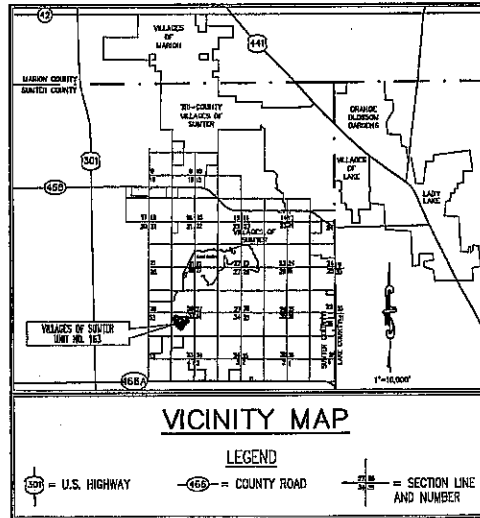
BEING A PORTION OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF NOBLETON LANE AND BUTTWOOD RUN ACCORDING TO THE PLAT OF VILLAGES OF SUMTER UNIT NO. 170 AS RECORDED IN PLAT BOOK 11, PAGES 18 THROUGH 18E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S05°22'27"W, ALONG THE CENTERLINE OF SAID BUTTWOOD RUN A DISTANCE OF 497.03 FEET; THENCE DEPARTING SAID CENTERLINE RUN S84°37'33"E, 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF SAID BUTTWOOD RUN ACCORDING TO THE PLAT THEREOF; THENCE N05°22'27"E, ALONG THE SAID EASTERLY RIGHT OF WAY A DISTANCE OF 311.98 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN N58°32'46"E, 91.83 FEET; THENCE S87°49'53"E, 90.27 FEET; THENCE S62°13'19"E, 324.44 FEET; THENCE N62°49'18"E, 306.89 FEET; THENCE S81°07'38"E, 479.92 FEET; THENCE N73°09'21"E, 261.92 FEET; THENCE S01°27'56"E, 237.66 FEET; THENCE S20°44'25"E, 259.68 FEET TO A POINT ON THE BOUNDARY OF AFORESAID VILLAGES OF SUMTER UNIT NO. 170 AND A POINT ON THE NORTHERLY RIGHT OF WAY OF ST. CHARLES PLACE ACCORDING TO THE PLAT THEREOF, SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2030.00 FEET, AND A CHORD BEARING AND DISTANCE OF S40°51'04"W, 1180.26 FEET; THENCE ALONG THE BOUNDARY OF SAID UNIT NO. 170 AND ALONG THE NORTHERLY RIGHT OF WAY OF SAID ST. CHARLES PLACE AND THE EASTERLY RIGHT OF WAY OF SAID BUTTWOOD RUN THE FOLLOWING FOUR COURSES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°12'39", AN ARC DISTANCE OF 1175.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 23.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100°35'53", AN ARC DISTANCE OF 44.04 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4210.61 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°49'52", AN ARC DISTANCE OF 795.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 770.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°21'57", AN ARC DISTANCE OF 663.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.65 ACRES, MORE OR LESS.



146 LOTS - 0 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

VILLAGES OF SUMTER UNIT NO. 163 CONVEYANCE TO DISTRICT NO. 8

ALL RIGHT, TITLE AND INTEREST OF THE DEVELOPER IN THE ROADWAYS AS SHOWN ON THE PLAT OF VILLAGES OF SUMTER UNIT NO. 163 IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT), RESERVING UNTO THE DEVELOPER ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, ENTRY FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART BRIDGES AND AERIAL FARRWAYS. THE DISTRICT BY ACCEPTING SUCH CONVEYANCE AGREES TO MAINTAIN THE ROADWAYS FOR TWO YEARS AFTER THE COUNTY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE _____ THE VILLAGES OF LAKE-SUMTER, INC.
PRINT NAME _____ BY: SIGNATURE _____
SIGNATURE _____ PRINT NAME / TITLE _____
PRINT NAME _____

STATE OF FLORIDA, COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC
PRINT NAME _____
MY COMMISSION EXPIRES _____
SERIAL / COMMISSION NUMBER _____

TYPE OF IDENTIFICATION USED:
PERSONALLY KNOWN

SEAL

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____
PRINT NAME _____ REGISTRATION NO. _____

SEAL

NOTES:

- 1.) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE BOUNDARY OF VILLAGES OF SUMTER UNIT NO. 170, PLAT BOOK 11, PAGES 18 THROUGH 18E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AS BEING N05°22'27"E.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 6.) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8.) THE REFERENCES TO "ROADS" IN THE SURVEYOR'S CERTIFICATION ARE EXPLAINED AS FOLLOWS: A. "LOCAL ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT. B. "COLLECTOR ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE SUMTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT.
- 9.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

CERTIFICATE OF PLANNING AND DEVELOPMENT

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE IN SUMTER COUNTY, FLORIDA, ARE ZONED PROPERLY FOR THE USE PLATTED AND THAT THE SUBDIVISION HAS PROCEEDED THROUGH THE DEVELOPMENT REQUIREMENTS OF SUMTER COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT ON _____, 20____, PLANNING AND DEVELOPMENT APPROVED THE FOREGOING PLAT.

PRINT NAME _____ SIGNATURE _____
PLANNING AND DEVELOPMENT

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 20____, AT _____ FILE NUMBER _____ PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____ SIGNATURE _____
DEPUTY CLERK DEPUTY CLERK

SEAL

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON _____, 20____, THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AND SO RECORDED IN THE MINUTES OF SAID MEETING.

PRINT NAME _____ ATTEST: PRINT NAME _____
CHAIRMAN OF THE BOARD CLERK OF THE BOARD
SIGNATURE _____ SIGNATURE _____
CHAIRMAN OF THE BOARD CLERK OF THE BOARD

SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER) AS OWNER IN FEE SIMPLE OF THE LOTS, HAS CAUSED TO BE MADE THIS PLAT OF VILLAGES OF SUMTER UNIT NO. 163, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT) AS OWNER IN FEE SIMPLE OF THE ROADWAYS LOCATED THEREON AND HEREBY DEDICATES SUCH ROADWAYS TO THE PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HERETO SET THEIR HAND AND SEAL ON _____

WITNESSES:

(1) SIGNATURE _____ THE VILLAGES OF LAKE-SUMTER, INC.
PRINT NAME _____ BY: SIGNATURE _____
PRINT NAME / TITLE _____
(2) SIGNATURE _____
PRINT NAME _____
(1) SIGNATURE _____ VILLAGE COMMUNITY DEVELOPMENT
PRINT NAME _____ DISTRICT NO. 8
BY: SIGNATURE _____
PRINT NAME / TITLE _____
(2) SIGNATURE _____
PRINT NAME _____

STATE OF FLORIDA, COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____ SERIAL / COMM. NO. _____

TYPE OF IDENTIFICATION PRODUCED: _____ PERSONALLY KNOWN

SEAL

STATE OF FLORIDA, COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____ SERIAL / COMM. NO. _____

TYPE OF IDENTIFICATION PRODUCED: _____ PERSONALLY KNOWN

SEAL

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.), DOES HEREBY CERTIFY THAT ON _____, 20____, HE COMPLETED THE SURVEY OF THE LANDS DESCRIBED HEREON, VILLAGES OF SUMTER UNIT NO. 163; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS HEREIN DESCRIBED AND PLATTED; THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT THE PLAT INCLUDES 5,807 LINEAR FEET OF PLATTED STREETS, OF WHICH THERE ARE 5,807 LINEAR FEET OF LOCAL ROADS AND 0 LINEAR FEET OF COLLECTOR ROADS (AS MEASURED ALONG THE CENTERLINE THEREOF.)

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 63rd ROAD
WILDMOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

ALEXANDER G. DUCHART
REGISTRATION NO. 5998

DATE _____

SEAL

PREPARED BY:

**FARNER
BARLEY**
AND ASSOCIATES, INC.
4450 N.E. 63rd ROAD • WILDMOOD, FL. 34785 • (352) 748-3326

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4708

